

General Information

Parcel Number 89-09-22-000-108.000-004
Local Parcel Number 30-22-000-108.008-03

Tax ID: 003-00178-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 004 (Local 003) CENTER TOWNSHIP
School Corp 8360 CENTERVILLE-ABINGTON COMM
Neighborhood 934008-003 CENTER-934008 (003)
Section/Plat 3022000
Location Address (1) 9809 BLACK RD CENTERVILLE, IN 47330

Ownership

LUCAS, DAVID A
9809 BLACK RD
CENTERVILLE, IN 47330

Legal

PT NW SEC 22-16-13 0.95A PT NE SEC 22-16-13 0.05A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/02/2022 LUCAS, DAVID A and 01/01/1900 LUCAS, DAVID A & S.

Notes

10/22/2018 Misc: 2019 GENERAL REVALUATION: CHANGE OFF TO RFX/WDDK, CHANGE COND TO F, CHANGE CNPY TO LEAN-TO, AND REMOVE SHED PER F/C 6/19/18

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows include 9 A and 82 A GE.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 06/19/2022 ts

Appraiser 11/10/2022 rc

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (1.00), Actual Frontage (0), Developer Discount, Parcel Acreage (1.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.08), 83 UT Towers NV (0.00), 9 Homesite (0.92), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$21,300), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$21,300).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1620 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Wood Deck	224	\$5,000
Canopy, Roof Extension	224	\$2,900
Wood Deck	168	\$4,100

**Plumbing**

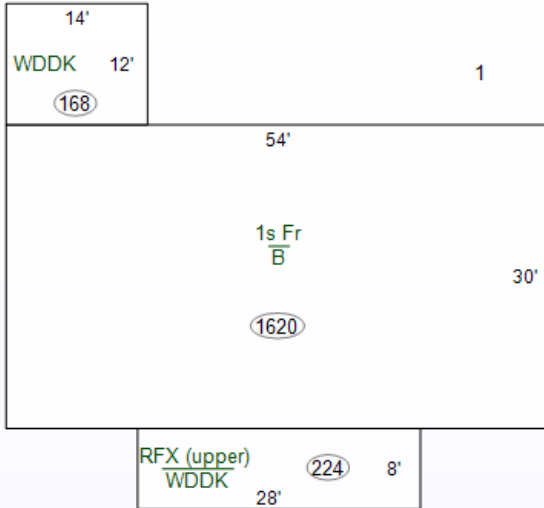
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1620	1620	\$142,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1620	0	\$47,600	
Crawl					
Slab					

**Total Base** \$189,700

**Adjustments** 1 Row Type Adj. x 1.00 \$189,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$192,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$12,000	\$204,100
Garages (+) 0 sqft	\$0	\$204,100
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$164,811

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Wood Fr	C-1	2002	2002	23	A		0.85		3,240 sqft	\$164,811	22%	\$128,550	0%	100%	1.270	1.000	100.00	0.00	0.00	\$163,300
2: Detached Garage/Boat H	1	Wood Fr	C-1	1997	1997	28	A	\$41.81	0.85	\$33.76	24'x24'	\$23,807	24%	\$18,090	0%	100%	1.270	1.000	100.00	0.00	0.00	\$23,000